



Colliers

11473 Penrose St | Sun Valley, CA 91352

5.3 Acres of Industrial Land with 65,000 SF of Buildings Available

Multiple Sizes for Lease & Full 5.86-Acre Property for Sale

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Property Highlights



~65,000 SF of Building Area



Oversized Land Area



Excellent for RV / Bus / Vehicle
Yard, Contractor's Yard,
Outside Storage Needs



Immediate 5 Freeway Access,
Great Valley Location



Fully Fenced & Secure



Vehicle Wash Area, RV Sized Spray
Booth, Mechanic Building / Storage



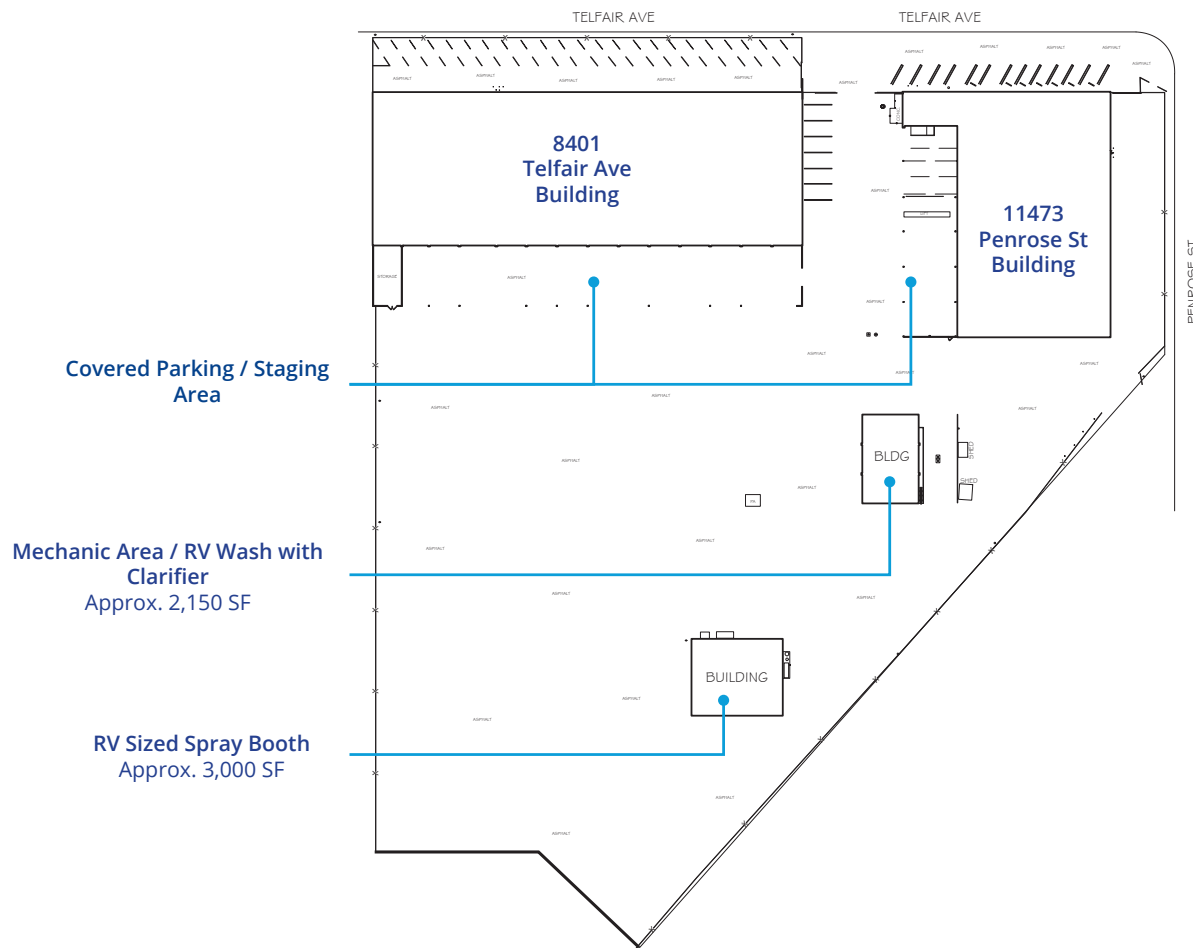
Recently Refurbished Offices in
Great Condition



Site Plan & Specifications

Property Specifications

Building Descriptions	Approx. ~65,000 SF of Buildings On-Site with Refurbished Offices in Great Conditions
Parking	Heavy Parking and / or Large Yard Area; Including a Separate / Gated Parking for Employees
Yard	Fenced and Paved
Zoning	LAM1



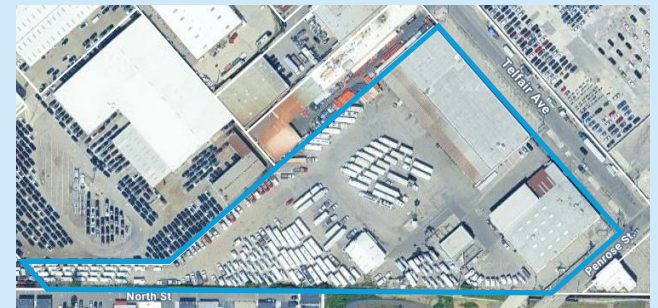
Lease Information

Land Area	5.3 Acres / 230,411 SF
Asking Rate	\$0.65 PSF NNN / Op.Ex. \$0.08
Monthly Rent	\$149,767
Possession	Call Broker

Sale Information

Land Area	5.86 Acres / 255,261 SF
Sale Price	\$26,500,000
Sale Price PSF	\$103.81
Notes	Approximately 25,000 SF of land in rear is leased.

Full Property Aerial





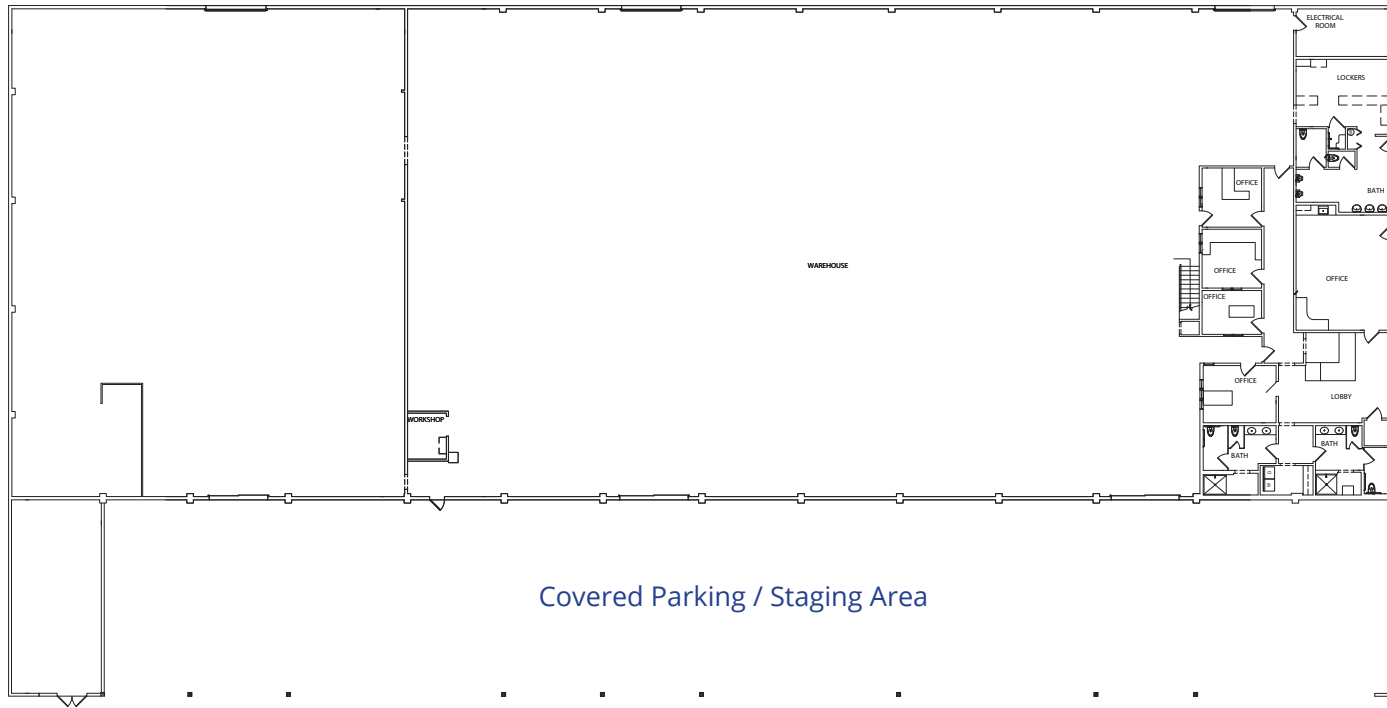
Building Specifications 8401 Telfair Ave

Building Description	~28,000 SF, plus ~11,200 SF Covered Parking / Staging Area
Office SF	~3,500
Clear Height	14', Clear Span
Loading	8 Ground Level Doors
Power	600A, 120/208V, 3Ph, 3W
Sprinklered	Yes



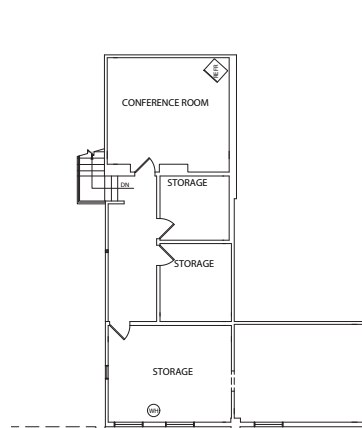
Mechanic Area / RV Wash with Clarifier

Layout | 8401 Telfair Ave

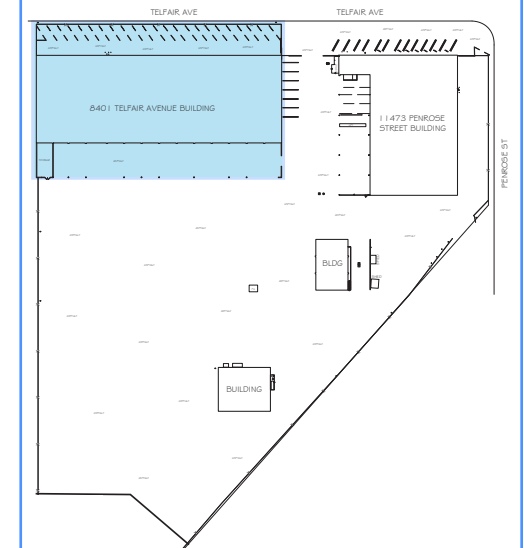


Covered Parking / Staging Area

2nd Floor



Site Plan





Building Specifications 11473 Penrose St

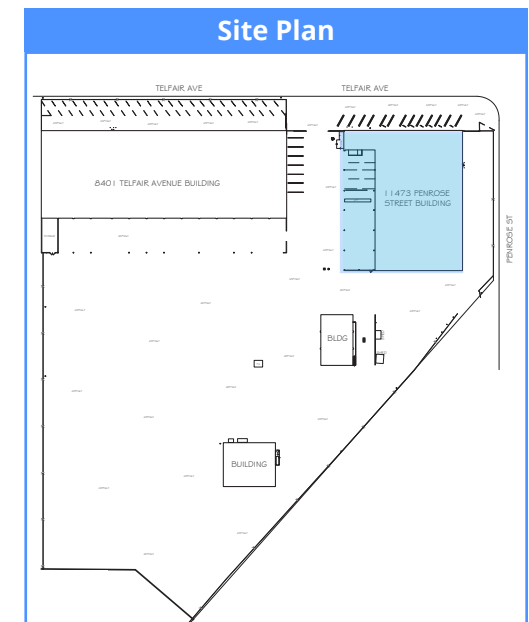
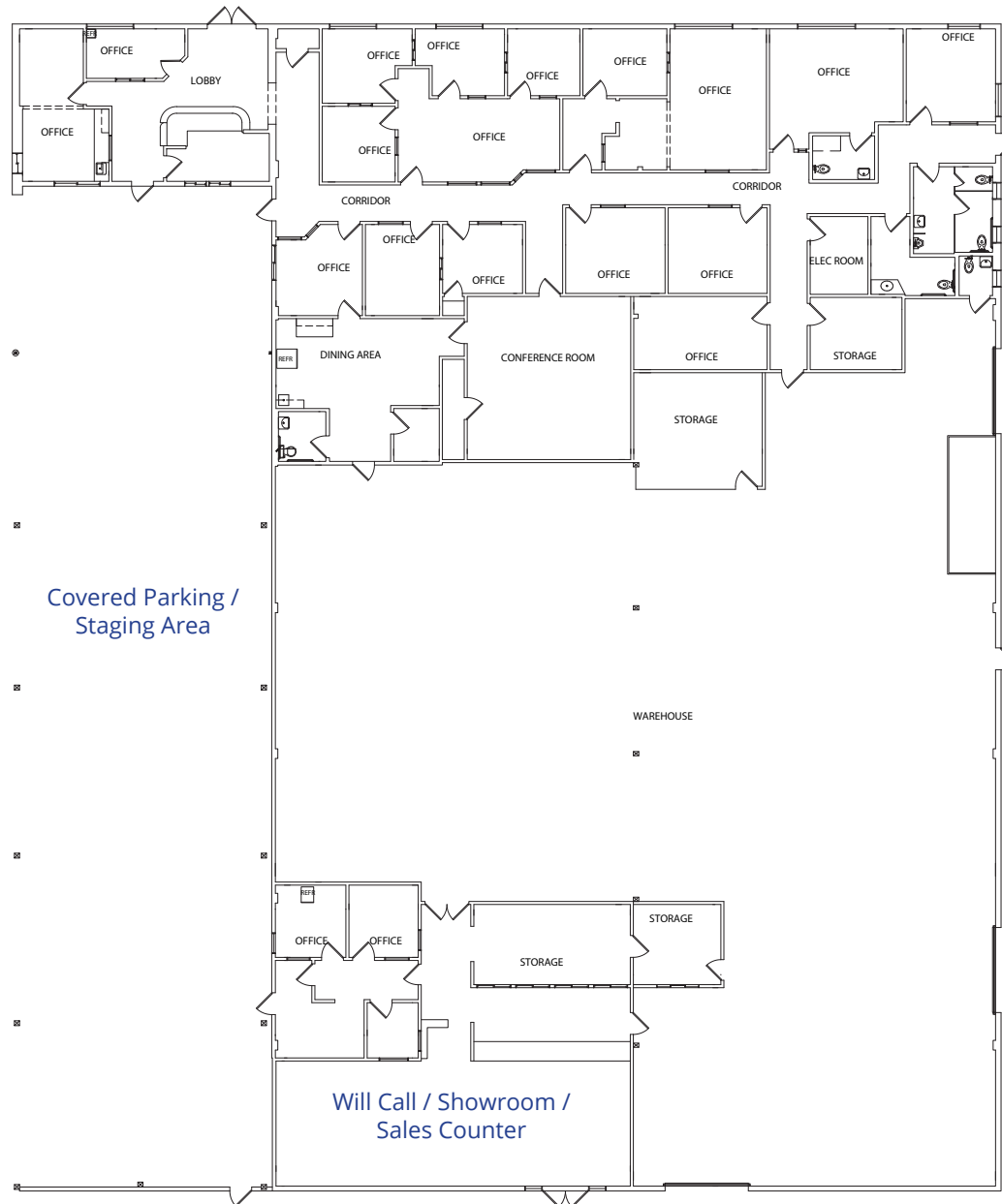
Building Description	~16,830 SF, plus ~5,780 SF Covered Parking / Staging Area
Office SF	~6,500
Clear Height	11', Bow Truss
Loading	4 Ground Level Doors
Power	200A, 240V, 3Ph, 3W 400A, 480V, 3Ph, 3W
Sprinklered	Yes



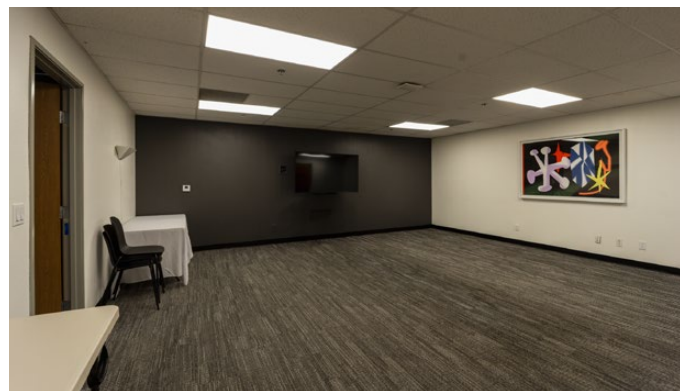
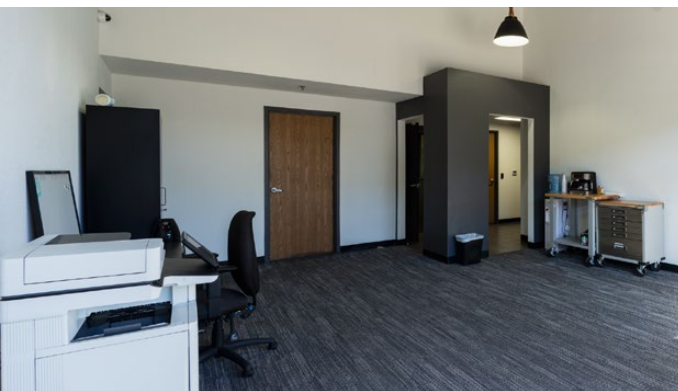
RV Sized Spray Booth



Layout | 11473 Penrose St



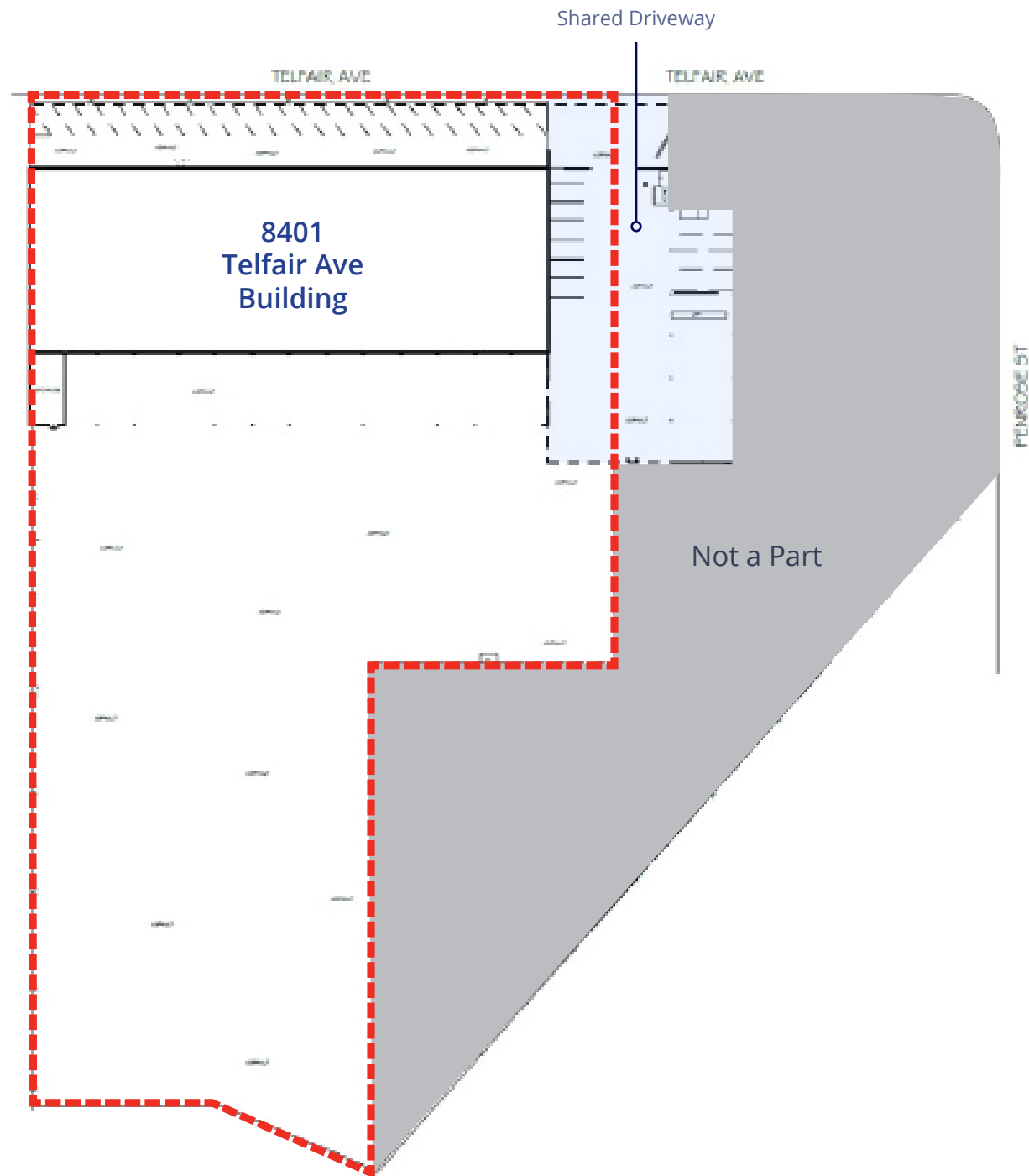
Photos | Recently Refurbished Offices



Divisibility Option 1

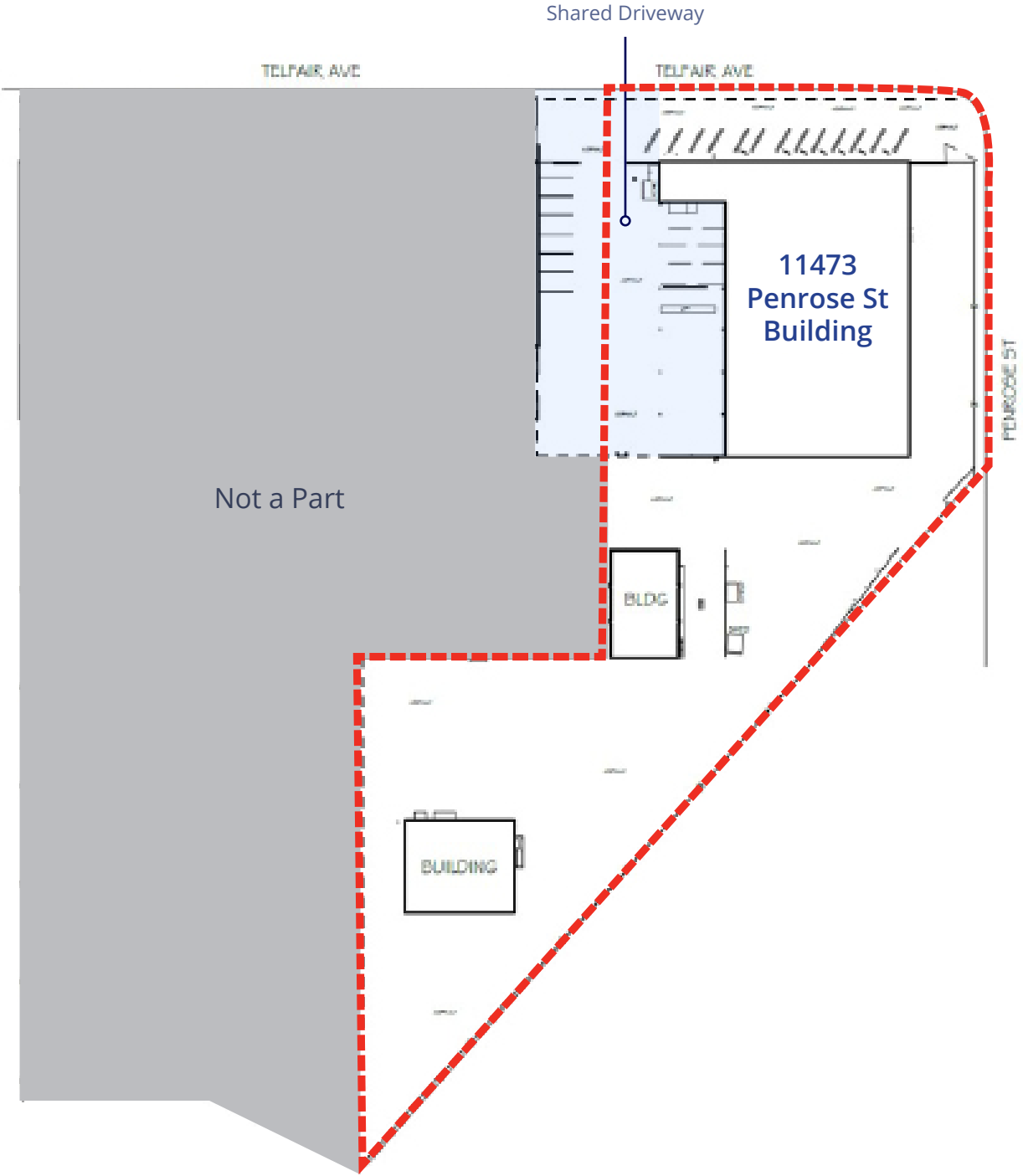
North Side

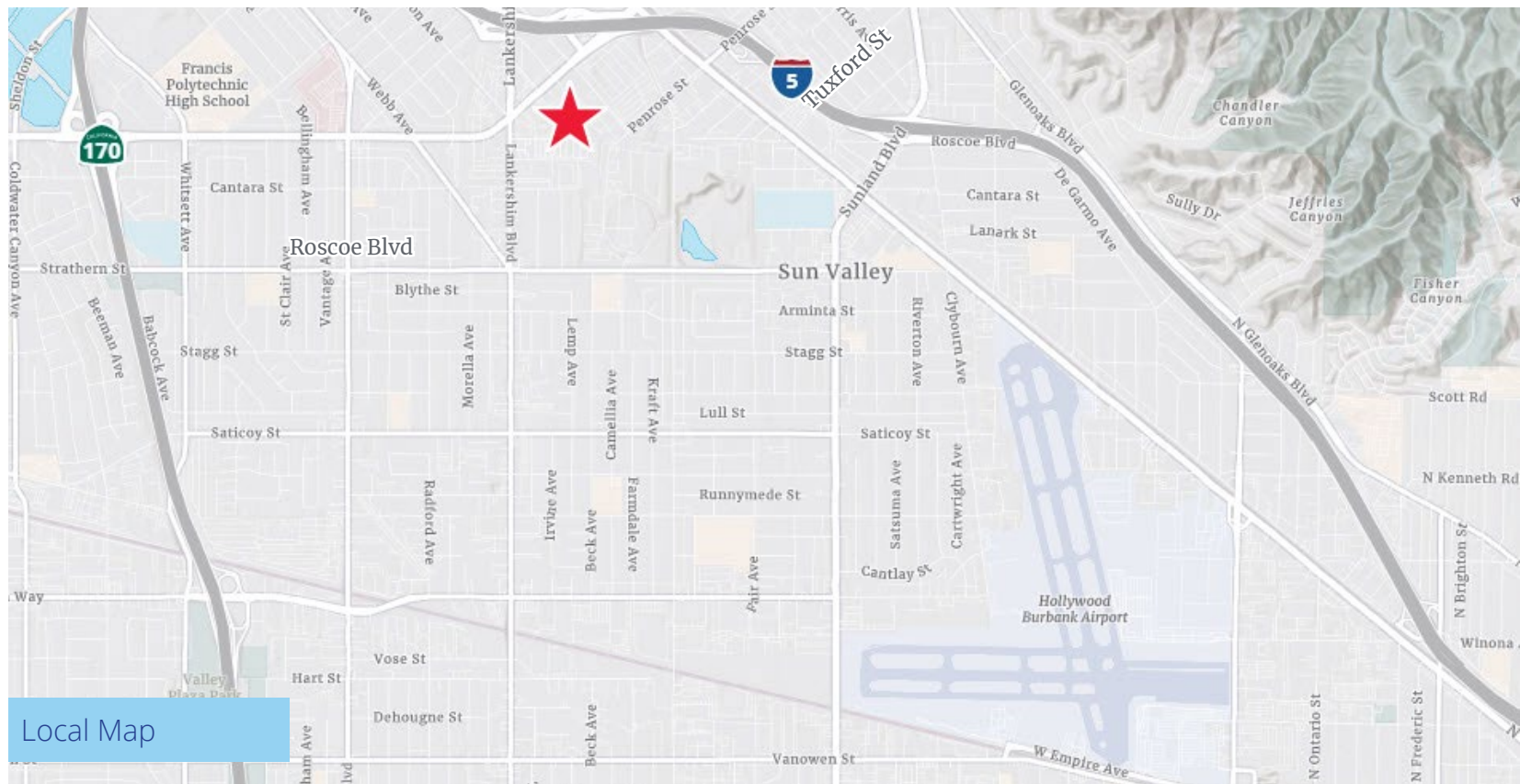
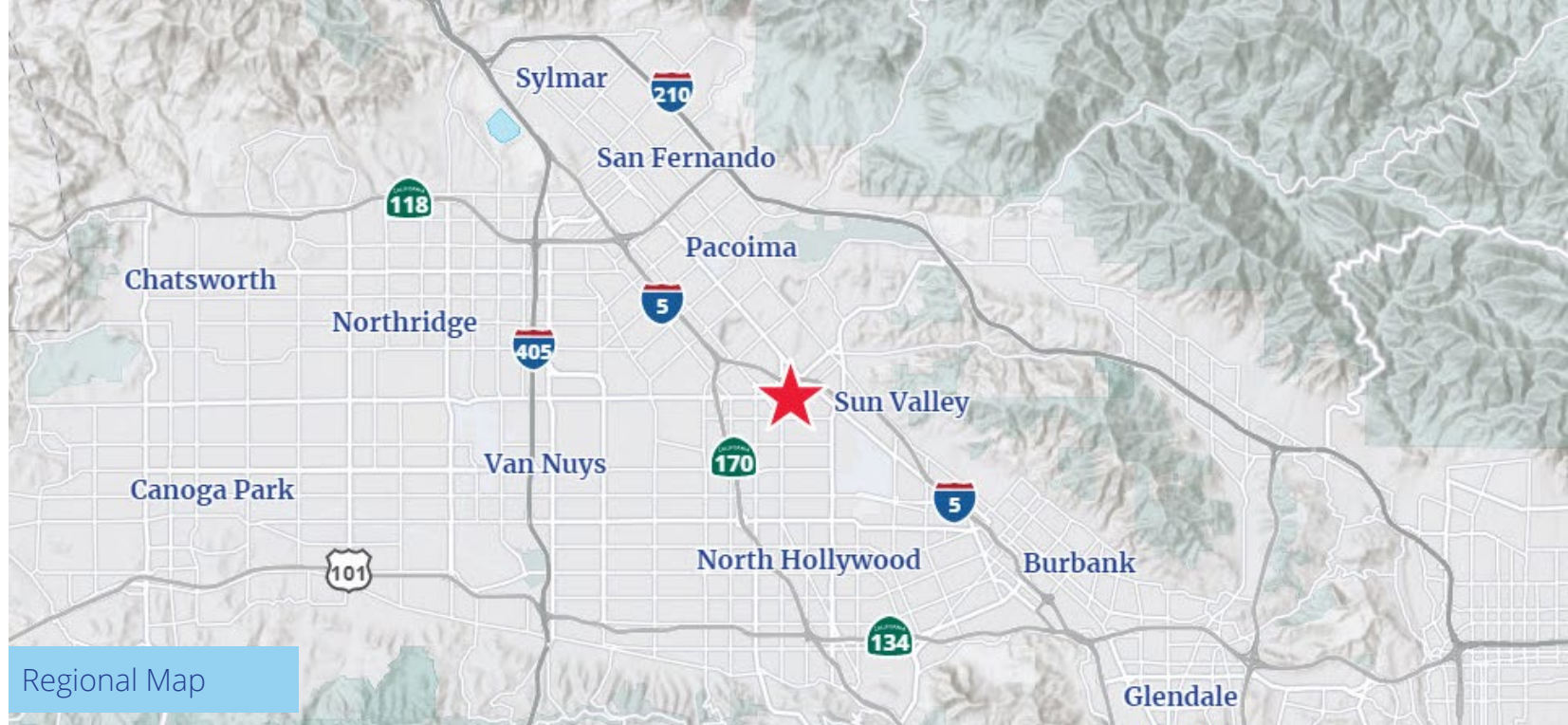
Building Description	8401 Telfair Ave
Land Area	Approx. 3 acres / 130,680 SF
Asking Rate	\$0.65 PSF NNN / Op.Ex. \$0.08
Monthly Rent	\$84,942



Divisibility Option 2 South Side

Building Descriptions	11473 Penrose St Mechanic Area RV Sized Spray Booth
Land Area	Approx. 2.3 acres / 100,188 SF
Asking Rate	\$0.65 PSF NNN / Op.Ex. \$0.08
Monthly Rent	\$65,122





Location Maps



Contact Info

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